Document No. 4009
Adopted at Meeting of 10/30/80

BOARD OF APPEAL REFERRALS October 30, 1980

1.	Z-4892	Winifred Bell 11 Rich Street, Mattapan
2.	Z-4900	Antonio Palumbo 21-23 Maplewood Street, West Roxbury
3.	Z-4902	Joan D. Larson & Ilkka T. Suvanto 42 Dustin Street, Brighton
4.	Z-4903	Francis Cammarata 51 Burton Street, Brighton
5.	Z- 4906	Alfred Zuffante 566 Beech Street, Roslindale
6.	Z-4908	Nicholas & Helen Lazzara 549 Bennington Street, East Boston
7.	Z-4918	Miller Realty Trust 9 Walbridge Street, Brighton

MEMORANDUM October 30, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/4/80

Z-4892
Winifred Bell
11 Rich Street, Mattapan
near West Selden Street

2½ story structure

District(s):			
apartment	general business	industrial	
residential R-.5	local business	waterfront	
single family		manufacturing	

Purpose: change occupancy from one to two family dwelling

Violation(s):

Section		Required	Proposed
8-7	Any dwelling converted for more families which meets at least one half the requirement of lot area is conditional in an R-.5 district.		
14-2	Lot area is insufficient		

Conversion is compatible with this low density residential area. Abuttors reaction mixed. Recommend approval with proviso.

VOTED: In reference to petition Z-4892, brought by Winifred Bell, 11 Rich Street, Mattapan, for a conditional use and variance for change of occupancy from one to two family dwelling in a Residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-4892
11 RICH ST
(MATT.)
SELDEN
AVENUE
BANFIELD
WOODDALE
STREET
RICH
HALBORN
VIOLET
FRENCH
CROSSMAN
DELMI
MILDRED
NEW HAVEN
NEW YORK
NORFOLK
BABSON
COURT
PARKING
WEST
DANIA TER
OAK HILL AVE
GLADSIDE
BLUEFIELD
CRAGMERE
TERRACE
DONWOOD
LORNA
MARTFORD

Board of Appeal Referrals 10/30/80

Hearing: 11/18/80

Z-4900
Antonio Palumbo
21-23 Maplewood Street
West Roxbury
near Washington Street

Two-story frame structure.

District(s):			
apartment		general business	industrial
residential		local business	waterfront
single family	S-.5		manufacturing

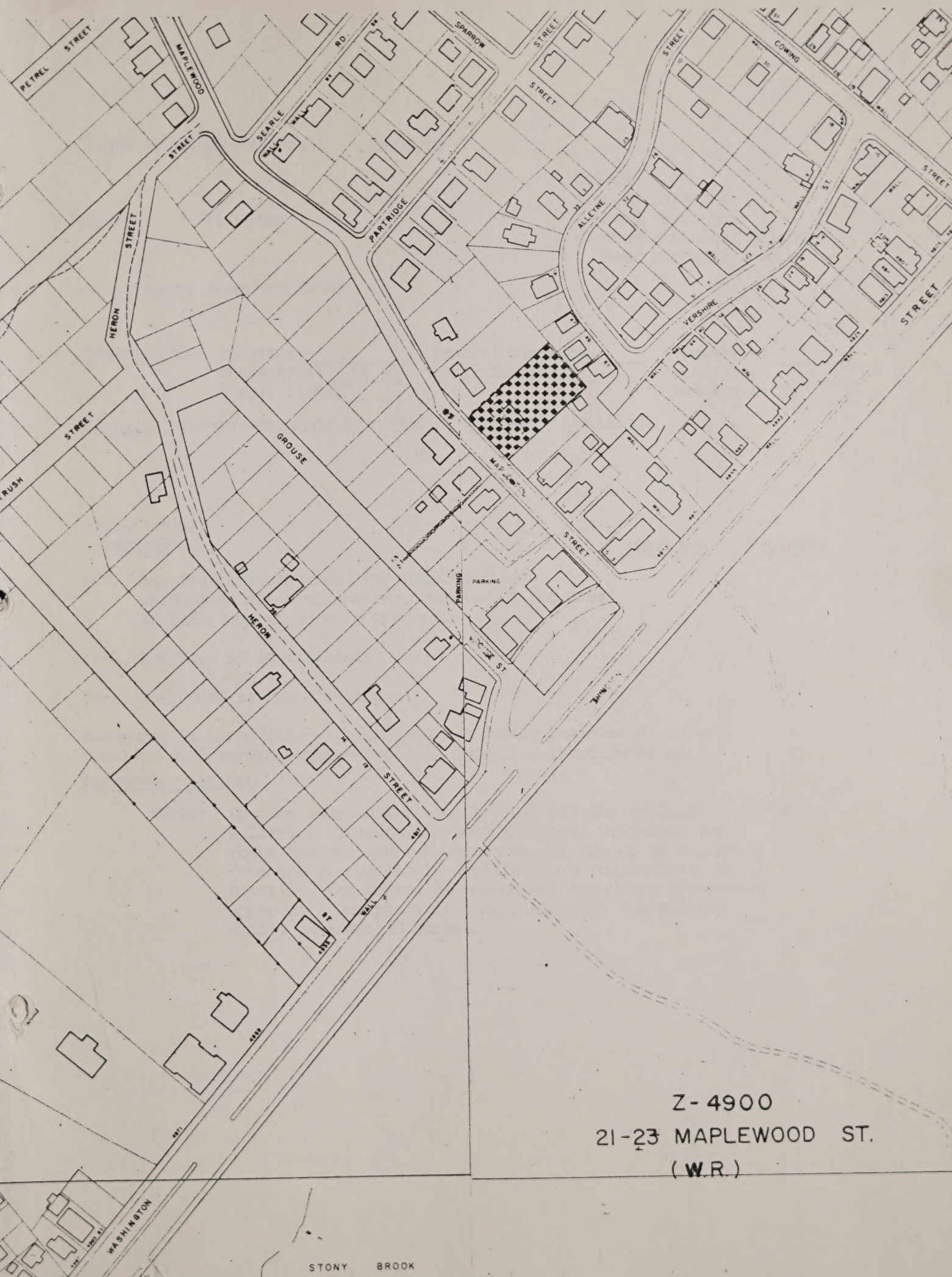
Purpose: Change occupancy from two-family to three-family dwelling.

Violation(s):

Section		Required	Proposed
8-7.	Any dwelling converted for more families is forbidden in an S-.5 District.		
9-2.	Change in a non-conforming use requires Board of Appeal hearing		

In February this year, Authority recommended denial of similar conversion; however appellant withdrew petition before public hearing was held. Proposed third unit is inappropriate and contrary to residential character of predominant single family neighborhood. Little City Hall and neighbors are opposed. Recommend denial.

VOTED: In reference to Petition Z-4900, brought by Antonio Palumbo, 21-23 Maplewood Street, West Roxbury, for a conditional use and change in non-conforming use for change of occupancy from two to three family dwelling in a Single Family (S-.5) District, the Boston Redevelopment Authority recommends denial. Proposed third unit is inappropriate and contrary to residential character of predominant single family neighborhood.



Z-4900

21-23 MAPLEWOOD ST.

(W.R.)

Board of Appeal Referrals 10/30/80

Hearing: 11/18/80

Z-4902
Joan D. Larson &
Ilkka T. Suvanto
42 Dustin Street, Brighton
near Montcalm Avenue

2 1/2 story frame structure.

District(s): apartment_____ general business_____ industrial_____
residential R-.5 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Change occupancy from one to two family dwelling.

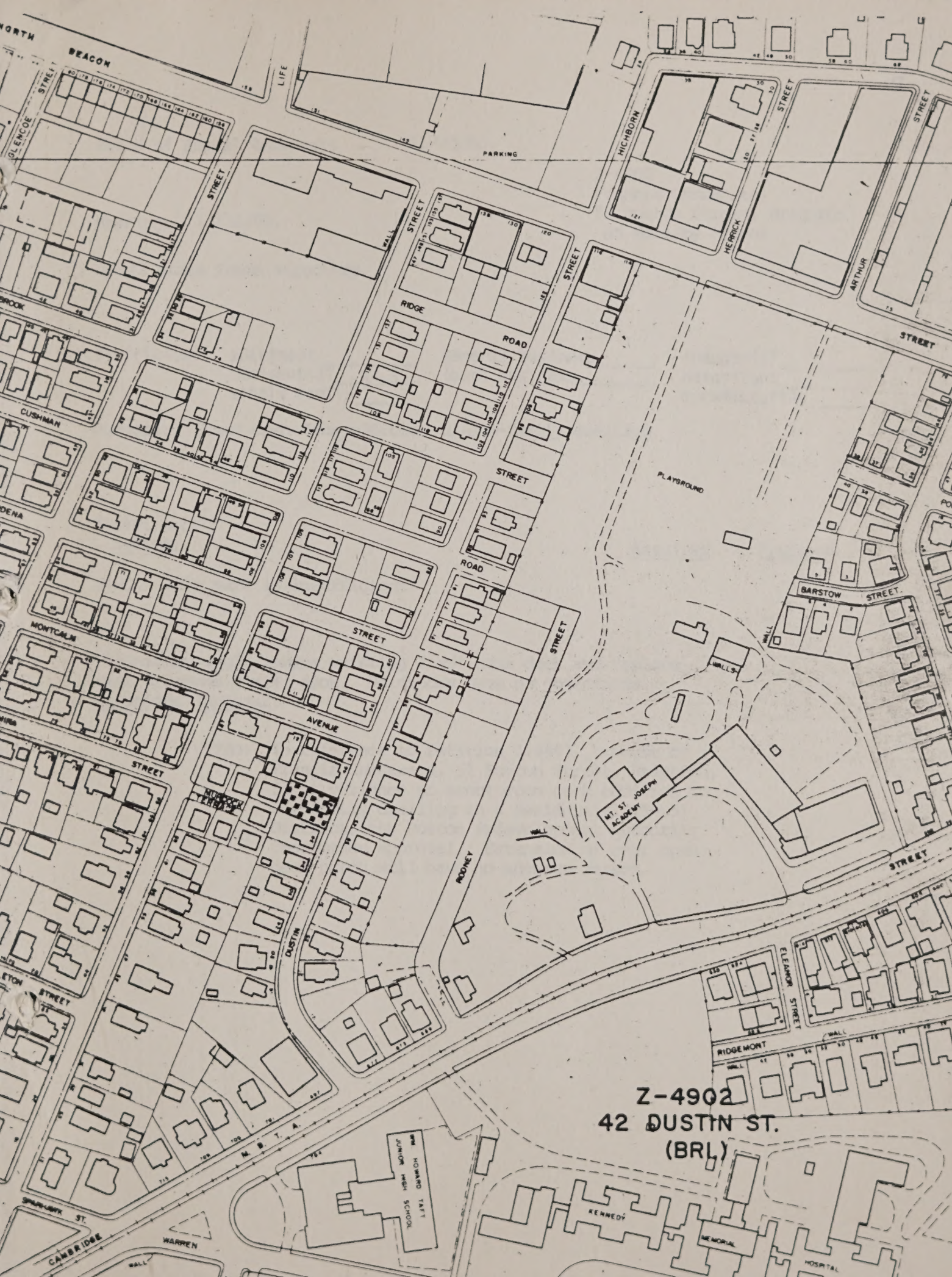
Violation(s):

Section		Required	Proposed
8-7.	Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.5 District.		
14-2.	Lot area is insufficient.		
20-1.	Rear yard is insufficient.		

Occupancy is compatible with one and two family residential street. Dwelling will remain owner-occupied. Community reaction mixed.

Recommend approval.

VOTED: In reference to Petition Z-4902, brought by Joan D. Larson & Ilkka T. Suvanto, 42 Dustin Street, Brighton, for a forbidden use and two variances for change of occupancy from one to two family dwelling in a residential (R-.5) District, the Boston Redevelopment Authority recommends approval. Occupancy is compatible with one and two family residential street.


BEACON
PARKING
HIGHBORN
STREET
HERRICK
ARTHUR
GLENCOE
RIDGE
ROAD
CUSHMAN
PLAYGROUND
BARSTOW
MONTCALM
AVENUE
RODNEY
DUSTIN
ELEANOR
RIDGEMONT
WARREN
CAMBRIDGE
KENNEDY
MEMORIAL
HOSPITAL
JUNIOR HIGH SCHOOL
Z-4902
42 DUSTIN ST.
(BRL)

Board of Appeal Referrals 11/30/80.

Z-4903
Francis Cammarata
51 Burton Street, Brighton
at Bellamy Street

Hearing: 11/18/80.

2 1/2 story frame structure.

District(s):					
	apartment		general business		industrial
	residential	R-.5	local business		waterfront
	single family				manufacturing

Purpose: Erect open deck addition to one-family dwelling.

Violation(s):

Section		Required	Proposed
20-1.	Rear yard is insufficient.		

Petitioner would remove existing 4'x6' rear deck and replace with proposed 8'x24' deck. Neighbors have no objections. Recommend approval.

VOTED: In reference to Petition Z-4903, brought by Francis Cammarata, 51 Burton Street, Brighton, for a variance to erect open deck addition to one-family dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval. Extension of rear open deck porch will have no adverse impact.

Z-4903
51 BURTON ST.
(BRI.)

Board of Appeal Referrals 10/30/80

Z-4906
Alfred Zuffante
566 Beech Street, Roslindale
near Poplar Street

Hearing: 11/18/80.

Two-car garage.

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family S-.5 manufacturing_____

Purpose: Erect one-family dwelling.

Violation(s):

Section		Required	Proposed
20-1.	Rear yard is insufficient.		

Proposed dwelling will replace a fire damaged single family structure demolished by appellant. A two-car garage remaining at front of property will be attached to new unit. Violation will have no adverse affect. Neighbors support proposal. Recommend approval.

VOTED: In reference to Petition Z-4906, brought by Alfred Zuffante, 566 Beech Street, Roslindale, for a variance to erect a one-family dwelling in a Single-Family (S-.5) District, the Boston Redevelopment Authority recommends approval. Redevelopment to replace neighborhood blight. Yard deficiency will not adversely affect abutting properties.

Z-4906
566 BEACH ST.
(ROS.)
GEORGE WRIGHT
GOLF COURSE
CORNELL
NEWMAN
HIGHFIELD TER
HIGHFIELD ROAD
GLENDOWER
BEECH STREET
WALLS STREET
HIGHFIELD
CHISHOLM TER.
CHISHOLM ROAD
CHISHOLM LANE
CHISHOLM STREET
AVENUE
WARTON
HAUTVALE
CLARON
ROAD
DALE
DONCASTER
GLENCLIFFE
POPLAR
BRAXTON
GEORGE CRAIG H. ELEMENTARY SCHOOL

Board of Appeal Referrals 10/30/80

Z-4908
Nicholas & Helen Lazzara
549 Bennington Street
East Boston
near Moore Street

Hearing: 11/18/80

2 1/2 story frame structure.

District(s):					
	apartment		general business		industrial
	residential	R-.8	local business		waterfront
	single family				manufacturing

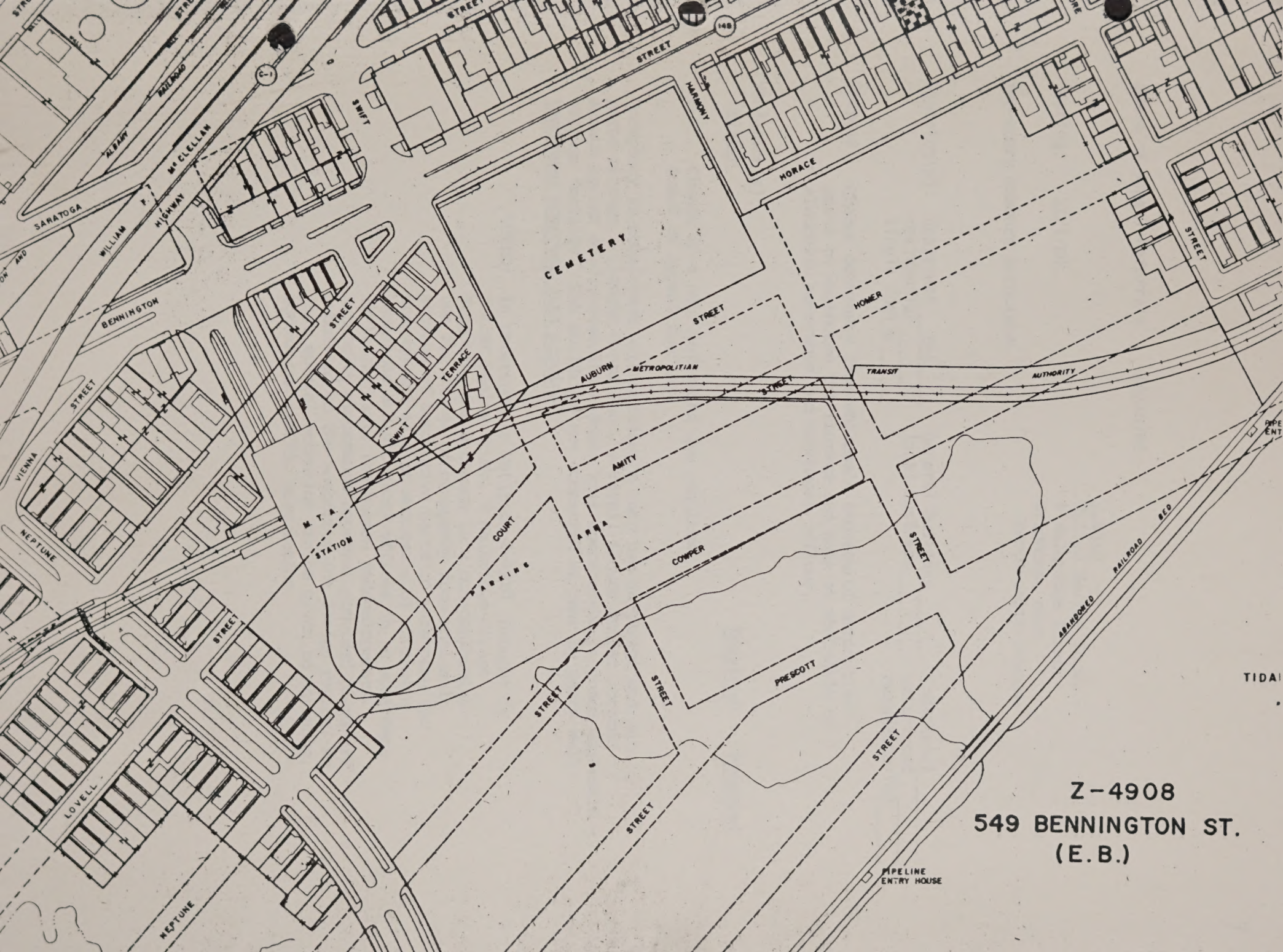
Purpose: Legalize occupancy - four apartments

Violation(s):

Section		Required	Proposed
8-7.	Any dwelling converted for more families which does not meet the requirement of lot area is forbidden in an R-.8 District.		
14-2.	Lot area is insufficient.		

Occupancy has existed for past thirty years. Recommend approval with proviso.

VOTED: In reference to Petition Z-4908, brought by Nicholas & Helen Lazzara, 549 Bennington Street, East Boston, for a forbidden use and variance to legalize occupancy for four apartments in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval with proviso that off-street parking be provided.


Z-4908
549 BENNINGTON ST.
(E.B.)
CEMETERY
BENNINGTON
STREET
SARATOGA
WILLIAM T.
HIGHWAY
McCLELLAN
ALBANY
RAILROAD
SWIFT
HARMONY
HORACE
HOMER
AUBURN
METROPOLITAN
TRANSIT
AUTHORITY
TERRACE
AMITY
M.T.A.
STATION
COURT
PARKING
AREA
COMPER
PRESCOTT
VIENNA
NEPTUNE
LOVELL
ABANDONED
RAILROAD
BED
PIPELINE
ENTRY HOUSE
C-1
148

Board of Appeal Referrals 10/30/80

Hearing: 11/4/80.

Z-4918
Miller Realty Trust
9 Walbridge Street
Brighton, near
Commonwealth Avenue.

Two-story masonry structure.

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

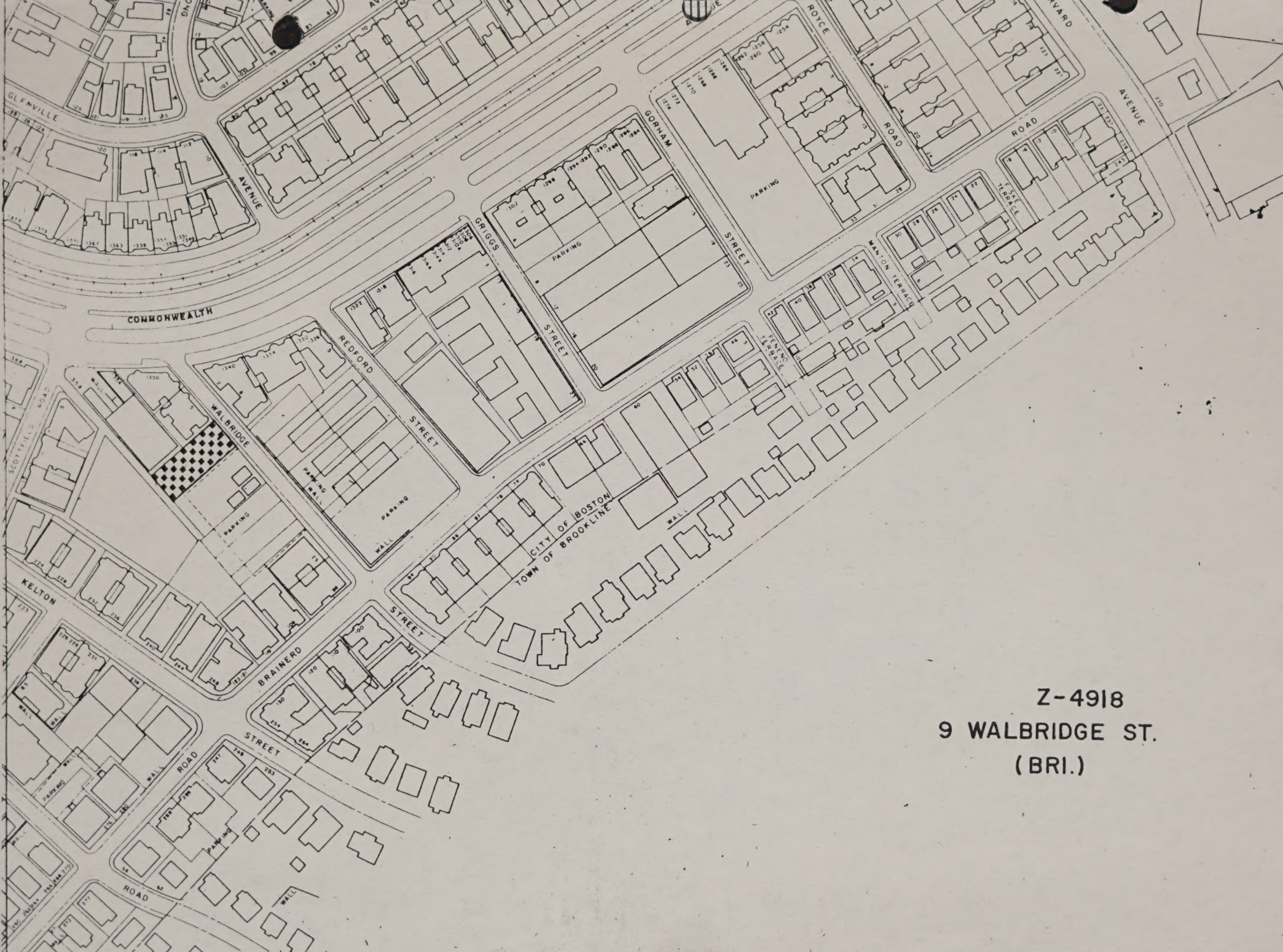
Purpose: Change occupancy from wholesale storage of automotive parts to warehouse for storage and sale at wholesale of alcoholic beverages and accessory offices.

Violation(s):

Section		Required	Proposed
9-2.	Change in a non-conforming use requires Board of Appeal Hearing.		

Occupancy is consistent with building's long use as garage and auto parts storage. Classic Wines Inc., a retail liquor outlet located around corner on Commonwealth Avenue, will operate the proposed wholesale - storage facility. The buildings are connected at rear by party wall. Recommend approval with proviso.

VOTED: In reference to Petition Z-4918 brought by Miller Realty Trust, 9 Walbridge Street, Brighton, for a change in a non-conforming use for change of occupancy from wholesale storage of automotive parts to warehouse for storage and sale at wholesale of alcoholic beverages and accessory offices in an apartment (H-1) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review, so that special attention can be given to entrance, egress and traffic circulation.



Z-4918
9 WALBRIDGE ST.
(BRI.)